

ONE TWELVE CAMPUS

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Edmonton, AB**

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Suite 2700, TD Tower
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HIGHLIGHTS

Located close to Jasper Avenue, this two-tower building is owned and managed by Rohit Group of Companies and has the benefit of being close to many residential buildings while also being within walking distance to the Government District, Downtown and the River Valley along with many close by restaurants and amenities. The building offers secure parking, efficient floorplans, patio's and nearby green spaces with the ability to accommodate a variety of uses.



5 Min drive to the River Valley



6 Min drive to Victoria Park



5 Min drive to Rogers Place



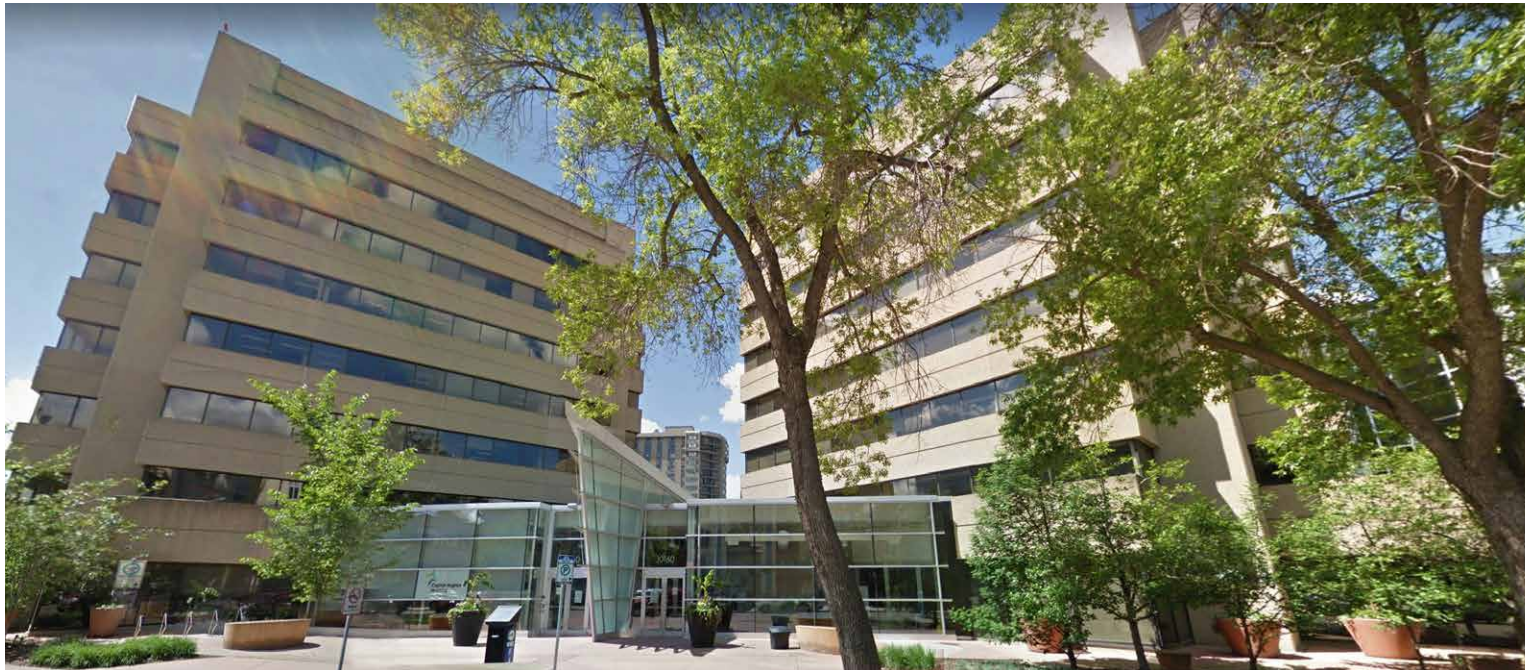
Royal Glenora Club
7 Min drive / 19 Min walk

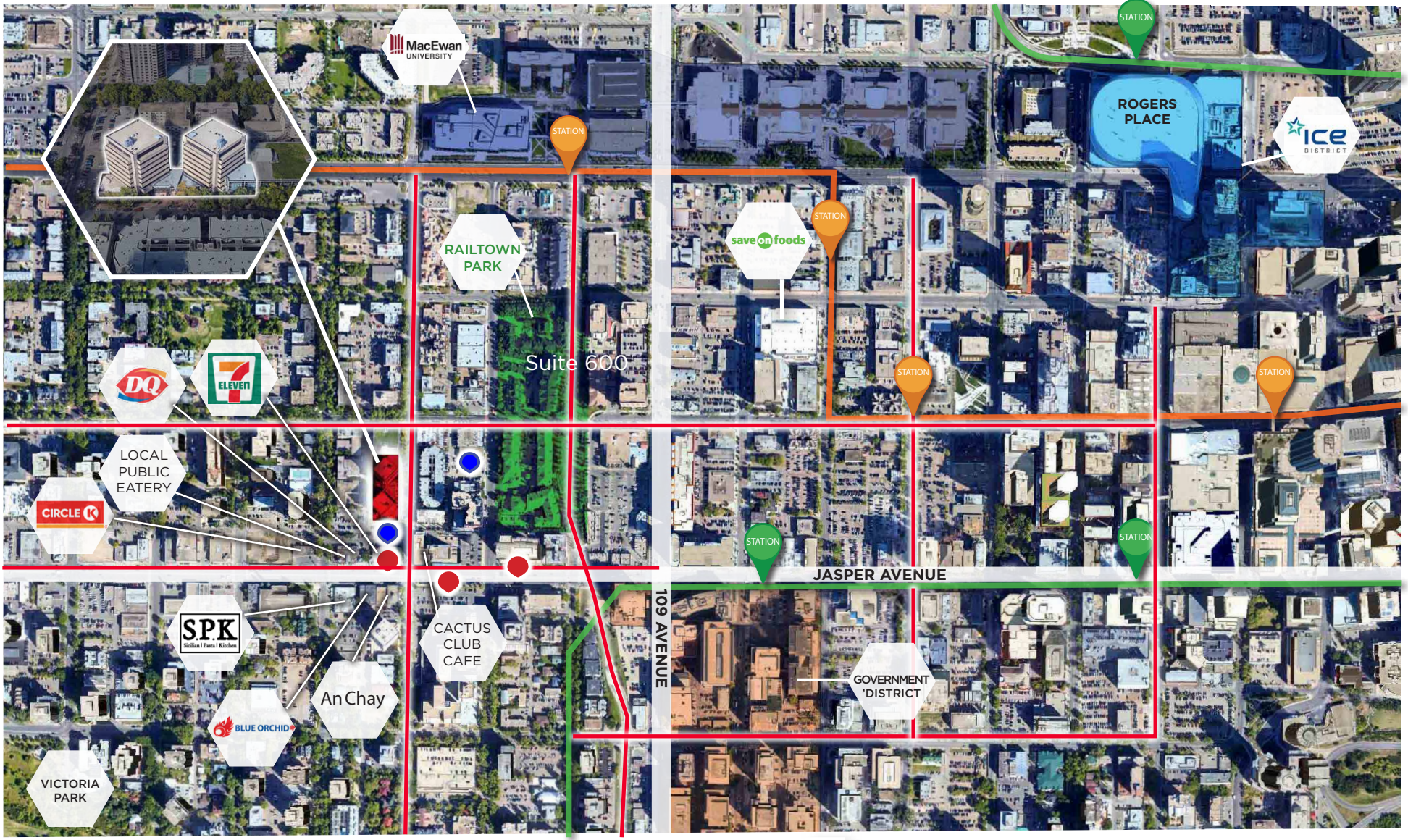









5 Min drive to
Downtown Core



9 Min walk to Corona
LRT Station





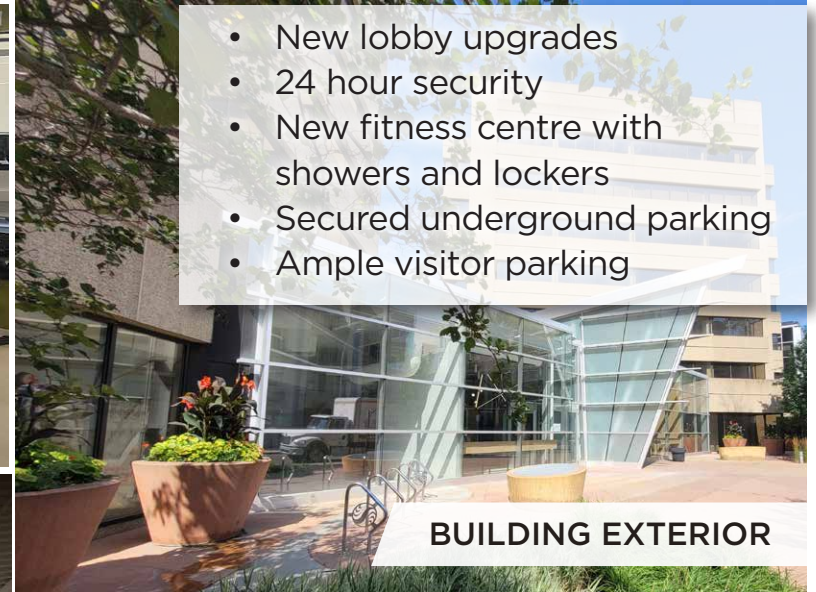
-  LRT Station
-  Current LRT Line
-  ETS Transit Stop
-  Parking
-  Future Valley Line LRT Station
-  Future LRT Line
-  BIKE ROUTE

ONE TWELVE CAMPUS

BUILDING FEATURES

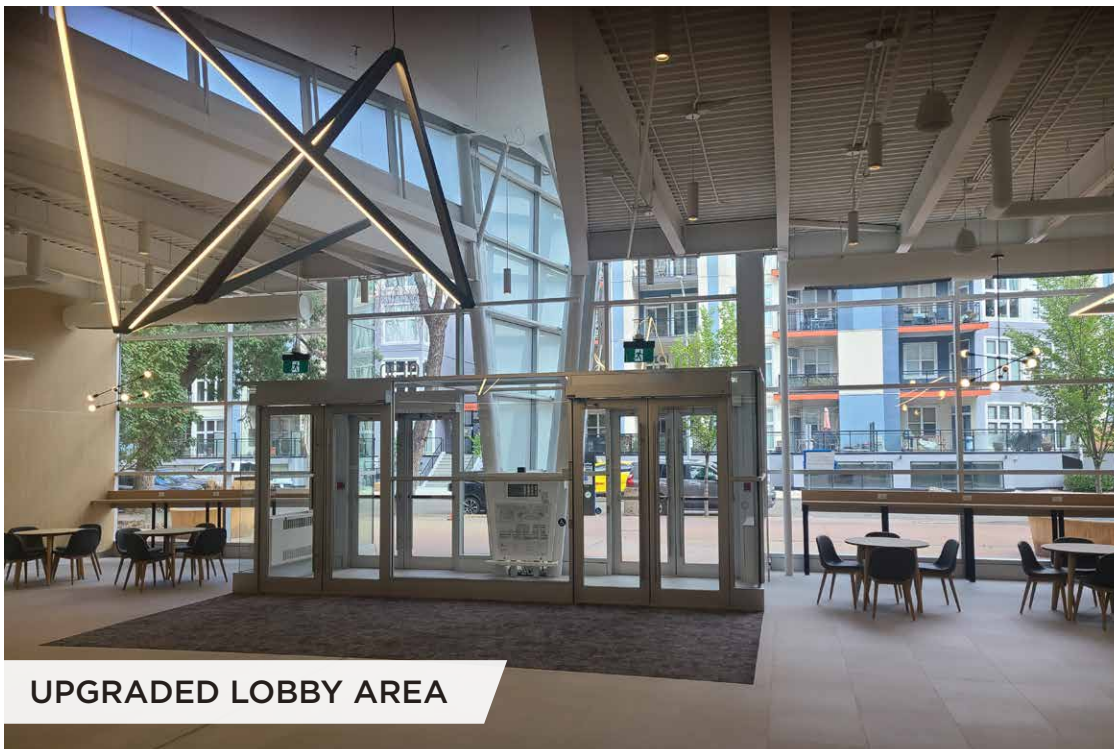


TENANT FITNESS CENTRE

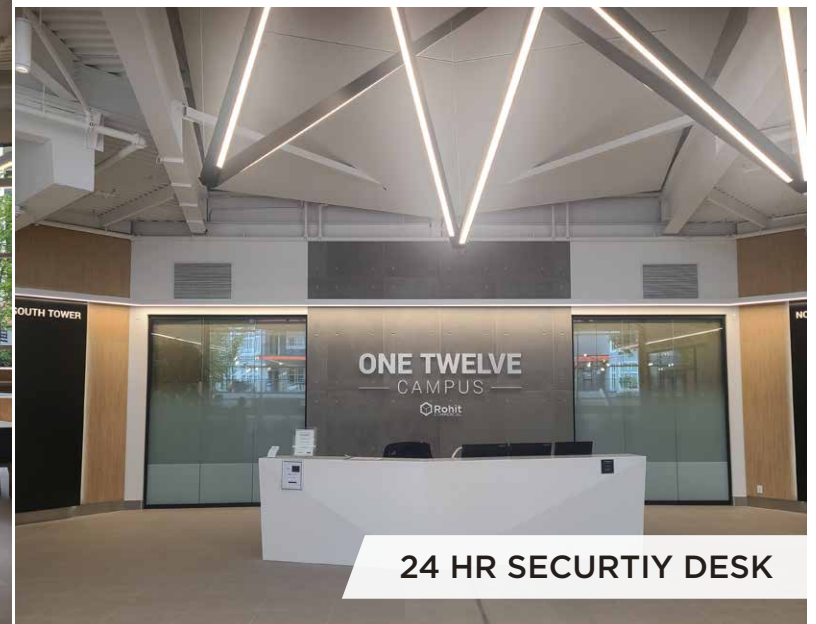


- New lobby upgrades
- 24 hour security
- New fitness centre with showers and lockers
- Secured underground parking
- Ample visitor parking

BUILDING EXTERIOR



UPGRADED LOBBY AREA



24 HR SECURITY DESK

LIVE



WORK



PLAY



ONE TWELVE CAMPUS

Property Details

Main Floor

Suite 1	Leased
Suite 2	Leased
Suite 3	±1,796 SF (Retail)

South Tower

Suite 200	Leased
Suite 300	Leased
Suite 400	±9,175 SF
Suite 500	±9,192 SF
Suite 600	±9,199 SF
Suite 700	Moodys Private Client
Suite 701	±2,399 SF

North Tower (Leased) Covenant Health

Total South Tower availability ±29,965 SF

Demising options available

Total Contiguous Availability ±29,965 SF

Parking: 1.7/1000 SF

Combination of surface and underground parking available at market rates

Base Rent: Starting at \$16.00 per SF

Additional Rent: \$11.50 per SF (2023)

- \$9.40 per SF operating costs
- \$2.10 per SF property tax

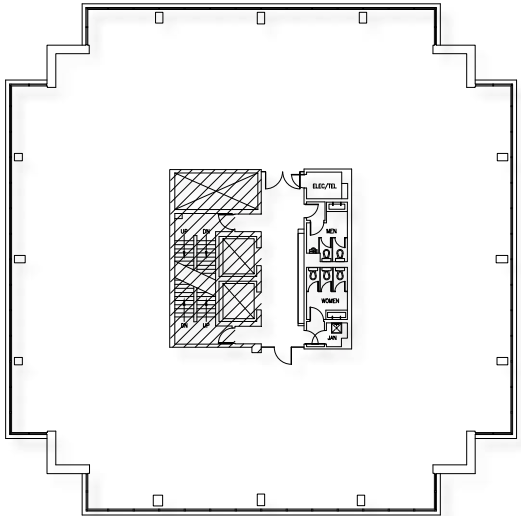
NORTH & SOUTH TOWERS

MOODYS PRIVATE CLIENT
Explore what's possible.

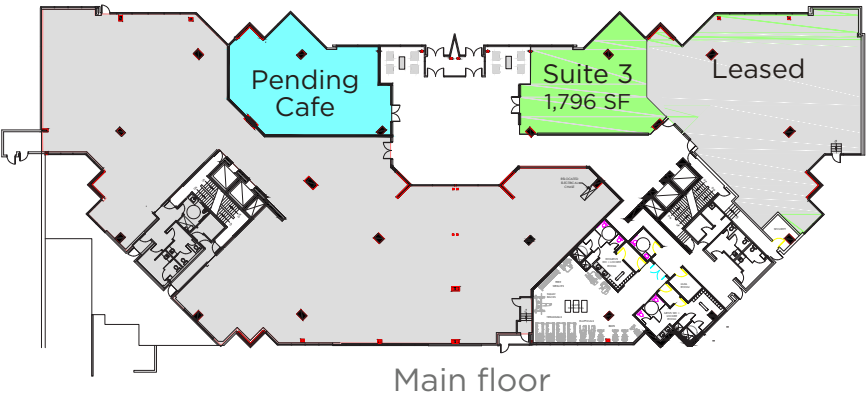


- Moodys Private Client
- For Lease
- Leased
- Covenant Health

EMCN
Edmonton Mennonite
Centre for Newcomers



Floorplan for floors 4 - 6



Main floor



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